



**368 Northlands Pointe NE
Medicine Hat, Alberta**

MLS # A2304792



\$229,900

Division:	Northeast Crescent Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,061 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 276
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, otr microwave, attached shelving, washer, dryer, extra paint cans.

Welcome to this well-maintained and truly loved condo, offering comfort, convenience, and a maintenance-free lifestyle. You’re greeted by a spacious entryway featuring a custom coat closet, seamlessly flowing into a cozy living room and a generously sized kitchen and dining area—perfect for everyday living and entertaining. The kitchen showcases abundant cabinetry, ample counter space, granite countertops, and newer appliances. Throughout the home, you’ll appreciate the fresh paint and updated light fixtures, adding a modern touch and move-in ready appeal. The main floor also offers additional storage under the stairs, a convenient 2-piece bathroom, and access to a covered deck complete with extra storage. Upstairs, you’ll find two well-sized bedrooms, including one with a walk-in closet, along with a full 4-piece bathroom, upper-level laundry, and plenty of additional storage. Condo fees of \$276.06/month include heat, water, trash, snow removal, grounds maintenance, professional management, and reserve fund contributions. This pet-friendly complex (with board approval) has no age restrictions. Ideally located within walking distance to grocery stores, a pharmacy, gas station, and the Big Marble Go Centre, this home offers exceptional everyday convenience. At an attractive price in a fantastic location, this is your opportunity to enjoy easy, low-maintenance living.